



GUILFORD COUNTY
PLANNING AND DEVELOPMENT
PLANNING BOARD

AMENDED

Regular Meeting Agenda

NC Cooperative Extension – Agricultural Center
3309 Burlington Road, Greensboro NC 27405

May 10, 2023

6:00 PM

- A. Roll Call
- B. Agenda Amendments
- C. Approval of Minutes: April 12, 2023
- D. Rules and Procedures
- E. Continuance Requests
- F. Old Business

Rules & Procedures

Legislative Hearing Item(s)

REZONING CASE #23-01-PLBD-00035: AG, AGRICULTURAL, TO LI, LIGHT INDUSTRIAL: 107 MARSHALL SMITH ROAD (REQUEST TO CONTINUE UNTIL JUNE 14, 2023 REGULAR MEETING)

Located at 107 Marshall Smith Road (Guilford County Tax Parcel #170647 in Deep River Township), the subject of this request is approximately 290 feet north of the intersection of Marshall Smith Road and W. Market Street and comprises approximately 7.37 acres.

This is a request to rezone the property from AG, Agricultural, to LI, Light Industrial.

The proposed rezoning is not consistent with the Guilford County Airport Area Plan recommendation of Mixed Use; therefore, if the request is approved, a plan amendment to Non-Residential will be required.

Information for **REZONING CASE #23-01-PLBD-00035** can be viewed by scrolling to the May 10, 2023, Agenda Packet at <https://www.guilfordcountync.gov/our-county/planning-development/boards-commissions/planning-board>

G. New Business

Legislative Hearing Item(s)

CONDITIONAL ZONING CASE #23-04-PLBD-00042: AG, AGRICULTURAL, TO CZ-MXU, CONDITIONAL ZONING-MIXED-USE: 5805 CHURCH STREET

Located at 5805 Church Street (Guilford County Tax Parcel #138935 in Center Grove Township), the subject of this request is approximately 850 feet south of the intersection of Church Street and NC Highway 150 East and comprises approximately 4 acres.

This is a request to Conditionally Zone property from AG to CZ-MXU with the following conditions:

Use Condition: (1) The following uses shall be prohibited: a) Animal Services (Livestock); b) Animal Services (Other); c) Townhouse Dwelling; d) Multifamily Dwelling (including Condominium); e) Congregate Care Facility; f) Group Care Facility; g) Nursing and Convalescent Home; h) Homeless Shelter; i) Athletic Fields; j) Club or Lodge; k) Country Club with Golf Course; l) Place of Worship; m) Vocational, Business or Secretarial School; n) Fraternity or Sorority (University or College Related); o) Hotel or Motel; p) Beneficial Fill Area; q) Heliport; r) Construction or Demolition Debris Landfill, Minor; s) Land Clearing & Inert Debris Landfill, Minor; t) Hospitals.

Development Condition: (1) Building height for any structure used for a non-residential use shall not exceed 30 feet.

The proposed rezoning is partially consistent with the Northern Lakes Area Plan recommendation of AG Rural Residential; thus, if the request is approved, a plan amendment to Mixed-Use (MU) will be required.

Information for **CONDITIONAL REZONING CASE #23-04-PLBD-00042** can be viewed by scrolling to the May 10, 2023 Agenda Packet at <https://www.guilfordcountync.gov/our-county/planning-development/boards-commissions/planning-board>.

CONDITIONAL ZONING CASE #23-04-PLBD-00043: RS-30, SINGLE-FAMILY RESIDENTIAL, TO CZ-HB, CONDITIONAL ZONING-HIGHWAY BUSINESS; 6524 LIBERTY ROAD

Located at 6524 Liberty Road (Guilford County Tax Parcel #123513 in Julian Township), the subject of this request is approximately 210 feet northwest of the intersection of Liberty Road and NC Highway 62 East and comprises approximately 3.08 acres.

This is a request to Conditionally Zone property from RS-30 to CZ-HB with the following conditions:

Use Condition: (1) The following uses shall be prohibited: a) Nursing and Convalescent Home; b) Homeless Shelter; c) Athletic Fields; d) Batting Cages; Country Club with Golf Course; f) Golf Course; g) Paintball Field; h) Amusement or Water Parks, Fairgrounds; i) Auditorium, Coliseum or Stadium; j) Recreational Vehicle Park or Campsite; k) Special Event Venue; l) Shooting Range, Indoor; m) Theater (Outdoor); n) Theater (Indoor); o) Other Outdoor Uses Not Listed; p) Other Indoor Uses Not Listed; q) Place of Worship; r) Vocational, Business or Secretarial School; s) Hospital; t) Advertising, Outdoor Services; u) Boat Repair; v) Furniture Stripping or Refinishing (including Secondary or Accessory Operations); w) Motion Picture Production; x) Hotel or Motel; y) Pawnshop or Used Merchandise Store; z) Bar Private Club/Tavern; aa) Automotive Towing and Storage Services; bb) Equipment Repair, Light; cc) Bus Terminal and Service Facilities; dd) Beneficial Fill Area; ee) Heliport; ff) Railroad Terminal or Yard; gg) Taxi Terminal; hh) Construction or Demolition Debris Landfill, Minor; ii) Land Clearing & Inert Debris Landfill, Minor; jj) Laundry or Dry Cleaning Plant; kk) Laundry or Dry Cleaning Substation.

Development Condition: (1) Building square footage shall not exceed 16,000 square feet; (2) Building height shall be limited to 30 feet.

The proposed rezoning is not consistent with the Alamance Creek Area Plan recommendation of AG Rural Residential; thus, if the request is approved, a plan amendment to Heavy Commercial will be required.

Information for **CONDITIONAL REZONING CASE #23-04-PLBD-00043** can be viewed by scrolling to the May 10, 2023 Agenda Packet at <https://www.guilfordcountync.gov/our-county/planning-development/boards-commissions/planning-board>.

CONDITIONAL ZONING CASE #23-03-PLBD-00040: AG, AGRICULTURAL TO PD-R, PLANNED DEVELOPMENT-RESIDENTIAL; 6820 HOLT STORE ROAD

Located at 6820 Holt Store Road (Guilford County Tax Parcel #109703 in Greene Township) on the south side of Holt Store Road approximately 5,100 feet west of the intersection of NC Highway 61 S and comprises approximately 56.15 acres.

This is a request to Conditionally Zone property from AG to PD-R. The associated sketch plan proposes a maximum of 60 single-family residential lots with an overall density of 1.1 du/ac.

The subject parcel is in an area not covered under a current Area Plan.

Information for **CONDITIONAL REZONING CASE #23-03-PLBD-00040** can be viewed by scrolling to the May 10, 2023 Agenda Packet at <https://www.guilfordcountync.gov/our-county/planning-development/boards-commissions/planning-board>. A copy of the Sketch Site Plan also is included under the **MEETING CASE INFORMATION** section at the link above.

H. Other Business

Comprehensive Plan Update

I. Adjourn